

16 VARSITY ESTATES Circle #1206, Calgary T3A 2C5

MLS® #: **A2168894** Area: **Varsity** Listing Date: **09/28/24** List Price: **\$468,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Enclosed, Parkade, Secured, Titled, Underground**

Finished Floor Area
 Abv Sqft: **743**
 Low Sqft:
 Ttl Sqft: **743**

DOM

84
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Penthouse**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Membrane**
 Heating: **Fan Coil, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Courtyard, Lighting**
 Construction: **Brick, Concrete**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13' 9" x 9' 5"	Living/Dining Room Combination	Main	18' 11" x 12' 4"
Laundry	Main	4' 9" x 3' 6"	Den	Main	10' 11" x 8' 3"
Bedroom - Primary	Main	12' 4" x 11' 8"	4pc Bathroom	Main	8' 8" x 4' 11"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$550

Fee Simple
Fee Freq:
Monthly

DC

Legal Desc: **1413211**

Remarks

Pub Rmks: **Welcome to this stunning 1-bedroom plus den penthouse condo in the highly sought-after Varsity neighborhood! This west-facing unit offers breathtaking panoramic views of the mountains, filling your living space with natural light and serenity. With just under 750 sqft of well-designed living, this condo boasts a spacious bedroom, a functional den/office space that opens onto a Juliette balcony—perfect for relaxing with a coffee and soaking in those mountain vistas while taking a break from work or studying. The kitchen features modern stone countertops and a convenient breakfast bar, ideal for casual dining or entertaining. The open-concept living room also provides uninterrupted mountain views, creating a peaceful ambiance for unwinding or hosting guests. The generous bedroom includes a walk-through closet that leads to your 4-piece bath, ensuring comfort and convenience. Additional features include in-suite laundry, adding to the ease of living in this beautiful penthouse. This unit is a perfect blend of comfort, and functionality, making it a rare gem in the heart of Varsity. Close to shopping, U of C and hospitals, Don't miss your chance to make it yours!**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









